



# LEGEND

- EXIST. PAVEMENT
- SANITARY SEWER MANHOLE
- WATER VALVE
- MOUNTAIN BELL MANHOLE
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- STREET LIGHT
- TREE
- PALM TREE
- WATER METER
- TRAFFIC LIGHT
- SANITARY SEWER CLEANOUT
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- FOUND CHISELED "X" ON T/C (UNLESS NOTED OTHERWISE)
- P.U.E.
- D.E.
- V.N.E.

## LEGAL DESCRIPTION

**PARCEL NO. 1:**  
A parcel of land located in the Northwest quarter of Section 25, Township 1 North, Range 6 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the North quarter corner of said Section 25; thence South 88° 59' 51" West along the North line of said Northwest quarter, a distance of 1160.94 feet; thence South 00° 10' 41" East, a distance of 69.29 feet to a point on the South line of that certain roadway described in Docket 10559, page 414; said point being the True Point of Beginning; thence continuing South 00° 10' 41" East a distance of 593.71 feet to a point on the Northerly boundary of "LEISURE WORLD - PLAT FOURTEEN", a subdivision, as recorded in Book 204 of Maps, page 43, Maricopa County Records; thence North 89 degrees 01 minutes 08 seconds East along the Northerly boundary of said "LEISURE WORLD - PLAT FOURTEEN", a distance of 567.17 feet to a point on the westerly boundary of "LEISURE WORLD - PLAT ELEVEN", a subdivision, as recorded in Book 189 of Maps, page 13, Maricopa County Records; thence North 13 degrees 24 minutes 38 seconds West, along said westerly boundary, a distance of 32.31 feet to the beginning of a tangent curve concave easterly and having a radius of 250.00 feet; thence Northerly along said westerly boundary and along the arc of said curve through a central angle of 13 degrees 15 minutes 52 seconds, a distance of 57.88 feet to a point of tangency; thence North 00 degrees 08 minutes 46 seconds West along said westerly boundary, a distance of 397.83 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 90.00 feet; thence Northwesterly along said westerly boundary and along the arc of said curve through a central angle of 90 degrees 51 minutes 23 seconds, a distance of 142.72 feet to a point of tangency; thence South 88 degrees 59 minutes 51 seconds West along said westerly boundary, a distance of 166.65 feet to the beginning of a tangent curve concave Northerly and having a radius of 100.00 feet; thence Westerly along said westerly boundary and along the arc of said curve through a central angle of 29 degrees 14 minutes 58 seconds, a distance of 51.05 feet to a point of reverse curvature with a curve concave Southerly and having a radius of 100.00 feet; thence Westerly along said West boundary and along the arc of said curve through a central angle of 9 degrees 22 minutes 02 seconds, a distance of 16.35 feet; thence leaving said curve and said westerly boundary South 88 degrees 03 minutes 13 seconds West along a non-tangent line, a distance of 231.50 feet back to the TRUE POINT OF BEGINNING.

**PARCEL NO. 2:**  
A permanent non-exclusive easement for vehicular and pedestrian ingress and egress as created by instrument recorded in Recording No. 86-566906 over the following described property: That portion of Tracts "A" and "H", LEISURE WORLD-PLAT ELEVEN, a subdivision recorded in Book 189, page 13 lying North of the westerly prolongation of the North line of Lot 1006 of said LEISURE WORLD-PLAT ELEVEN.

**NET AREA: Parcel No. 1**  
322,986 Sq. Ft. or 7.4147 Acres

## CERTIFICATION

"ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, I CERTIFY TO WESTERN SAVINGS AND LOAN ASSOCIATION, AN ARIZONA CORPORATION AND CHICAGO TITLE AGENCY OF ARIZONA THAT AS A RESULT OF A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION DURING, APRIL, 1987 AND THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE ARIZONA BOARD OF LAND SURVEYORS PRACTICING IN ARIZONA I FIND THAT THERE ARE NO OTHER VISUAL EASEMENTS OR RIGHTS-OF-WAY IN EVIDENCE, OVER OR UPON THE SUBJECT PROPERTY, NOR ANY VISUAL ENCROACHMENT OF IMPROVEMENTS ONTO ADJACENT PROPERTY BY THE IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY NOR ANY VISUAL ENCROACHMENT OF IMPROVEMENTS FROM ADJACENT PROPERTY ONTO THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN."

## NOTE

THE SURVEY PLATTED HEREON WAS PERFORMED IN ACCORDANCE WITH CONDITIONS OF TITLE REPORT NO. D 08703531, DATED APRIL 15, 1987, FROM CHICAGO TITLE AGENCY OF ARIZONA.

<b>ALTA SURVEY</b> <b>OF A PORTION OF</b> <b>N.W. 1/4 SEC. 25, T1N, R6E</b>			
DATE	JOB NO.	SCALE	SHEET
MAY, 1987	2050	1"=40'	1 OF 1
DRAWN BY: KT-HICKS CHECKED BY: [Signature]			
BAKER LAND SURVEYING 4120 N. 20TH ST. PHX, AZ (602) 957-8387			